

# SCHOWE SUBDIVISION PRELIMINARY PLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 4 WEST,  
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

## ADJOINING LAND OWNERS

ID	KEY NUMBER	OWNER'S NAME	ADDRESS
A	164-01100-0087	LINDA & CHRISTIAN DAVIS	290 BLALOCK RD HOUSTON, TX 77024
B	164-00600-0015	VICTOR W. & MEREDITH H. RODWELL	1300 NORTHWESTERN AVENUE WEST LAFAYETTE, IN 47906
C	164-00600-0026	DORYS BELL SPERANDIO TTEE & JAMES GLENN TTEE	PO BOX 2243 WEST LAFAYETTE, IN 47996
D	164-00600-0037	JAMES & PATRICIA KANTNER	1310 NORTHWESTERN AVENUE WEST LAFAYETTE, IN 47906
E	164-00600-0048	JOHN MEANS	8317 CASTLEBROOK DRIVE INDIANAPOLIS, IN 46256
F	164-00600-0059	DEREK L. TRAMBAUGH	1340 NORTHWESTERN AVENUE WEST LAFAYETTE, IN 47906
G	164-00600-0060	ALLAN R. & EULEEN CORY	PO BOX 6631 LAFAYETTE, IN 47903
H	164-00600-0070	OLIVER & CANDACE DORN	6654 RIDGEVIEW DR. DEMOTTE, IN 46310
J	164-00600-0081	OLIVER & CANDACE DORN	6654 RIDGEVIEW DR. DEMOTTE, IN 46310
K	164-00500-1006	KENNETH & JEANIE TRUELSSEN	1435 NORTHWESTERN AVENUE WEST LAFAYETTE, IN 47906
L	164-00500-0995	JUDY TUDOR	2208 RAINBOW DRIVE WEST LAFAYETTE, IN 47906
M	164-00500-0984	WILLIAM & GLORIA SCHWEINER	921 HILLCREST RD. WEST LAFAYETTE, IN 47906
N	164-00500-0973	VIRGINIA LIVINGSTON	1001 HILLCREST RD. WEST LAFAYETTE, IN 47906
O	164-00500-1039	NANCY E. & CHARLES E. CORNS	1010 CHERRY LANE WEST LAFAYETTE, IN 47906
P	164-00500-1028 & 164-00500-1226	JOSEPH SINFIELD & MARIE SANTAGATA	1008 CHERRY LANE WEST LAFAYETTE, IN 47906
Q	134-05900-0020	ROSS-ADE FOUNDATION	PURDUE UNIVERSITY WEST LAFAYETTE, IN 47907
R	164-00500-1182	STATE OF INDIANA	100 NORTH SENATE AVENUE INDIANAPOLIS, IN 46204

## LEGAL DESCRIPTION

Part of the South half of the Northwest Quarter of Section 18, Township 23N, Range 4 West, Wabash Township, Tippecanoe County, Indiana, as depicted on a survey by Vester and Associates Job Number 96115 and being more completely described as follows, to wit:

Commencing at the Southwest corner of the Northwest Quarter of Section 18-23N-4W, said corner being marked by a Harrison cast iron monument; thence South 89°14'20" East along the South line of the North half of said section a distance of 1260.00 feet to a point at the Southwest corner of a tract described in Deed Record Book 186, Page 217; thence North 00°20'46" West along a line that is parallel with the West line of the Northwest Quarter of said Section a distance of 250.00 feet to a ¾" rebar with an aluminum cap stamped "Vester and Assoc.", hereinafter referred to as a capped rebar; marking the Northwest corner of a tract described in Deed Record Book 186, Page 217 and being the point of beginning of the herein described tract; thence North 00°20'46" West continuing along a line that is parallel with the West line of the Northwest Quarter of said Section a distance of 71.00 feet to a capped rebar marking the Southwest corner of a tract described in Deed Record Book 76, Page 3686; thence South 89°14'20" East along a line that is parallel with the South line of the North half of said Section a distance of 145.00 feet to a capped rebar marking the Southeast corner of a tract described in Deed Record Book 76, Page 3686; thence North 00°20'46" West along the East line of a tract described in Deed Record Book 76, Page 3686 a distance of 80.30 feet to a capped rebar; thence South 89°14'20" East along a line that is parallel with the South line of the North half of said Section a distance of 359.82 feet to a capped rebar marking the Northwest corner of a tract described in Record Number 92-20943; thence Southwesterly 88.85 feet along an arc to the left and having a radius of 2914.79 feet and subtended by a long chord having a bearing of South 23°12'13" East and a distance of 88.85 feet to a capped rebar; thence South 24°43'42" East a distance of 65.86 feet to a capped rebar; thence southeasterly 159.66 feet along an arc to the left and having a radius of 2914.79 feet and subtended by a long chord having a bearing of South 26°57'03" East and a distance of 159.64 feet to an Indiana State Highway Right of Way marker at the right of way of State Road 126; thence North 39°32'22" East along the right of way of State Road 126 a distance of 10.76 feet to a cross cut in concrete at the intersection of the right of way of State Road 126 and right of way of US Route 231; thence along the right of way of US Route 231 Northwesterly 305.01 feet along an arc to the right and having a radius of 2904.79 feet and subtended by a long chord having a bearing of North 25°25'28" West and a distance of 304.87 feet to a capped rebar thence South 89°14'20" East a distance of 43.57 feet to the centerline of US Route 231 thence along the centerline of US Route 231 Southeasterly 455.20 feet along an arc to the left and having a radius of 2864.79 feet and subtended by a long chord having a bearing of South 27°18'41" East and a distance of 454.72 feet to a point on the South line of the North half of Section 18-23-4; thence North 89°14'20" West along the South line of the North half of said Section a distance of 593.44 feet to a point that is 12.06 feet Easterly of the Southeast corner of a tract described in Deed Record Book 186, Page 217; thence North 04°54'40" West along a line that is 12.00 feet East of and parallel to the East line of a tract described in Deed Record Book 186, Page 217 a distance of 251.18 to a capped rebar; thence North 89°14'20" West along the North line of a tract described in Deed Record Book 186, Page 217 a distance of 152.06 feet to the point of beginning 4.770 acres.

## LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY

KEY NO: 164-00500-1017  
DOCUMENT NO: 03025229  
GRANTOR: W. Kent Fuchs and Linda Fuchs, Husband and Wife  
GRANTEE: Robert T. Schowe and Anne M. Schowe, Trustees of The Schowe Family Trust  
DATE: June 26, 2003

PREPARED FOR: Robert T. and Anne M. Schowe  
1341 Northwestern Avenue  
West Lafayette, IN 47906  
(765) 464-0077

TITLE HOLDER: Robert T. Schowe and Anne M. Schowe, Trustees of The Schowe Family Trust

AUDITOR'S KEY NUMBERS: 164-00500-1017

## SURVEY NOTE

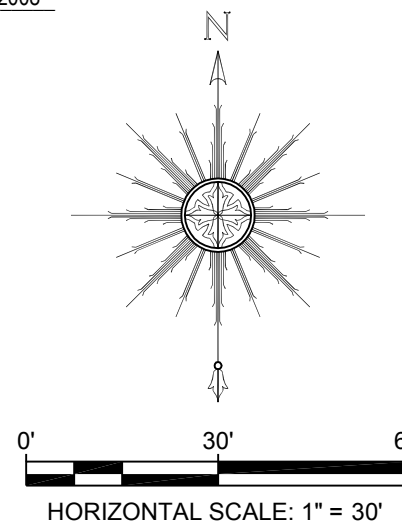
This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.2 (Major Preliminary Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended, and is based on previous survey work by Vester & Associates, Inc. Job No. 96115, Document No. 9623896, recorded November 13, 1996, in the office of the Tippecanoe County Recorder.

## LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above preliminary plat was prepared under his direct supervision.

CERTIFIED BY:

Patrick E. Williams, PLS  
October 20, 2008  
Date

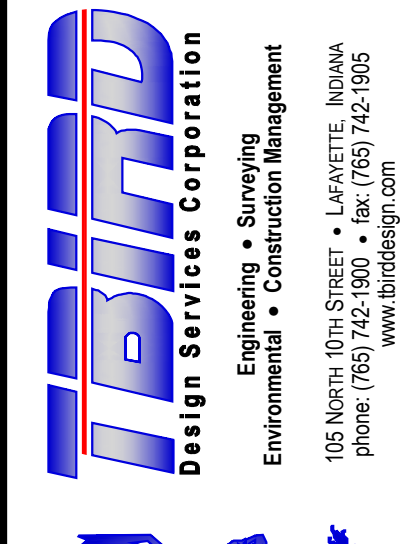


## NOTES:

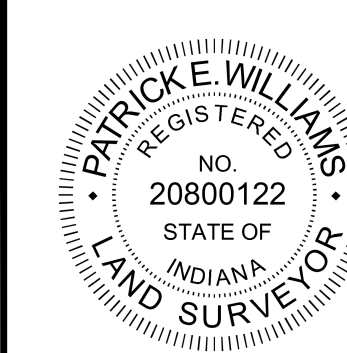
- Front Setbacks along Northwestern Avenue are 60 feet; Front Setbacks along Cherry Lane are 40 feet; All side setbacks are 5 feet unless otherwise indicated; All rear setbacks are 25 feet unless otherwise indicated.
- A variance has been requested to change the rear and side yard setbacks (along the north and west lot lines, respectively of Lot Number Two (2) to 6 feet and 25 feet, respectively.
- The basis of bearings of this plat has been rotated with respect to previous survey work performed by Vester & Associates, Inc. Job No. 96115. Survey data shown hereon is based on the North American Datum of 1983 (NAD83 (CORS96)), with further reference made to the Indiana State Plane Coordinate System, West Zone; the basis of bearings being grid North.
- No Vehicular Access is allowed along Cherry Lane and Northwestern Avenue except at existing and proposed driveway locations shown hereon.

**RIGHT OF WAY**  
1.14 Ac.  
49,696 Sq.Ft.

**CHERRY LANE (STATE HIGHWAY NO. 126)**



CERTIFIED BY:



**SCHOWE SUBDIVISION**  
**ROBERT T. & ANNE M. SCHOWE**  
**1341 NORTHWESTERN AVENUE**  
**WEST LAFAYETTE, IN 47906**

PROJECT NO: **07069**  
FILE: 07069 PRELIMINARY PLAT.DWG  
DRAWN BY: PEW / ASJM / TRB  
CHECKED BY: PEW / TRB  
LOCATION:

A PART OF THE NORTHWEST QUARTER  
OF SECTION 18, TOWNSHIP 23 NORTH,  
RANGE 04 WEST, WABASH TOWNSHIP,  
TIPPECANOE COUNTY, INDIANA

TITLE:  
**PRELIMINARY  
PLAT**

**G001**



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PRELIMINARY PLAT

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## LEGEND

EXISTING		PROPOSED	
	SUBJECT TITLE LINE		
	SUBJECT LOT LINE		
	RIGHT-OF-WAY LINE		
	MINIMUM BUILDING SETBACK LINE		
	EASEMENT LINE		
SS	SANITARY SEWER PIPE	SS	
ST	STORM SEWER PIPE / CULVERT	ST	
W	WATER MAIN / LINE	W	
G	GAS LINE	G	
ETC	ELECTRIC, TELEPHONE & CATV	ETC	
OHU	UNKNOWN OVERHEAD UTILITIES		



CERTIFIED BY:



**SCHOWESUBDIVISION  
ROBERT T. & ANNE M. SCHOWE  
1341 NORTHWESTERN AVENUE  
WEST LAFAYETTE, IN 47906**

[illegible]

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FILE:	07069 PRELIMINARY PLAT.DWG
DRAWN BY:	PEW / ASJM / TRB
CHECKED BY:	PEW / TRB
LOCATION:	

PART OF THE NORTHWEST QUARTER  
OF SECTION 18, TOWNSHIP 23 NORTH,  
RANGE 04 WEST, WABASH TOWNSHIP,  
TIPPECANOE COUNTY, INDIANA

FILE: **PRELIMINARY PLAT**

## TILITY PLAN

**G002**